



# APPLICATION SPECIAL USE PERMIT

## ADMINISTRATIVE CHANGE OF OWNERSHIP OR MINOR AMENDMENT

☒ **Change of Ownership**      ☐ **Minor Amendment**

[must use black ink or type]

**PROPERTY LOCATION:** 921 N Saint Asaph St, Alexandria, VA 22314

**TAX MAP REFERENCE:** 054.02

**ZONE:** CG

### APPLICANT

Name: CorePower Yoga, LLC

Address: 3001 Brighton Blvd, Suite 269, Denver, CO 80216

### PROPERTY OWNER

Name: Giant Alexandria (E&A), LLC

Address: 1272 5th Street NE, Suite 200, Washington, DC 20002

**SITE USE:** Health and Athletic Club

**Business Name:** Current: RE: DSUP 2015-0019 Proposed (if changing): CorePower Yoga

☒ **THE UNDERSIGNED** hereby applies for a Special Use Permit for **Change in Ownership**, in accordance with the provisions of Article XI, Division A, Section 11-503 (5)(f) of the 1992 Zoning Ordinance of City of Alexandria, Virginia.

☒ **THE UNDERSIGNED**, having read and received a copy of the special use permit, hereby agrees to comply with all conditions of the current special use permit, including all other applicable City codes and ordinances.

☒ **THE UNDERSIGNED** hereby applies for a Special Use Permit for **Minor Amendment**, in accordance with the provisions of Article XI, Division A, Section 11-509 and 11-511 of the 1992 Zoning Ordinance of City of Alexandria, Virginia.

☒ **THE UNDERSIGNED**, having obtained permission from the property owner, hereby requests this special use permit. The undersigned also attests that all of the information herein required to be furnished by the applicant are true, correct and accurate to the best of his/her knowledge and belief.

Brianna Grimm

Print Name of Applicant or Agent

3001 Brighton Blvd, Suite 269


Mailing/Street Address

Denver, CO

80216

City and State

Zip Code

  
Signature

913-602-4879

N/A

Telephone #

Fax #

brianna.grimm@corepoweryoga.com

Email address

03/12/2020

Date

### DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: \_\_\_\_\_

Fee Paid: \$ \_\_\_\_\_

Legal advertisement: \_\_\_\_\_

ACTION - PLANNING COMMISSION \_\_\_\_\_

ACTION - CITY COUNCIL: \_\_\_\_\_

**The following information must be furnished to the Department of Planning and Zoning to determine if the current use conducted on the premises complies with the special use permit provisions and all other applicable codes and ordinances.**

**1. Please describe prior special use permit approval for the subject use.**

Most recent Special Use Permit # 2015-0019

Date approved: 3 / 12 / 2016  
month day year

Name of applicant on most recent special use permit Giant Alexandria (E&A), LLC

Use Mixed Use - Commercial and Residential

**2. Describe below the nature of the *existing* operation *in detail*** so that the Department of Planning and Zoning can understand the nature of the change in operation; include information regarding type of operation, number of patrons served, number of employees, parking availability, etc. (Attach additional sheets if necessary.)

RE: DSUP #2015-0019

**3. Describe any proposed *changes* to the business from what was represented to the Planning Commission and City Council** during the special use permit approval process, including any proposed changes in the nature of the activity, the number and type of patrons, the number of employees, the hours, how parking is to be provided for employees and patrons, any noise emitted by the use, etc. (Attach additional sheets if necessary)

The project is comprised of the renovation of an unused and newly demised tenant

space for a new yoga studio with men's and women's changing rooms, locker areas, office, and front desk in a lobby space. The nature of the business is such that the (2) studios will be exclusively used for yoga classes and where the yoga mats are removed after each class.

There will be 1 staff member/class as well as 43 max pupils/class in Studio 1 and 39 max pupils/class in Studio 2. Hours are from 6am to 10pm Monday thru Sunday. Parking is provided off-street via DSUP #2015-0019. Music is played during operating hours that is compliant with all governmental laws & ordinances relating to noise, vibrations, or music emanating from the space, and does NOT exceed NC-25 to above tenants and NC-40 to adjacent tenants.

4. Is the use currently open for business? ☐ Yes ☒ No

If the use is closed, provide the date closed. N/A /    /     
month day year

5. Describe any proposed changes to the conditions of the special use permit:

The conditions are newly demised for the T.I. Up-Fit for a new yoga studio.

6. Are the hours of operation proposed to change? ☒ Yes ☐ No

If yes, list the current hours and proposed hours:

Current Hours:

RE: DSUP #2015-0019

Proposed Hours:

6 AM - 10 PM

7. Will the number of employees remain the same? ☐ Yes ☒ No

If no, list the current number of employees and the proposed number.

Current Number of Employees:

RE: DSUP #2015-0019

Proposed Number of Employees:

1 staff / class

8. Will there be any renovations or new equipment for the business? X Yes    No

If yes, describe the type of renovations and/or list any new equipment proposed.

The type of renovation is a T.I. Up-Fit for a new yoga studio. New interior partitions for studios, changing rooms, and office. See attached drawings.

9. Are you proposing changes in the sales or service of alcoholic beverages?    Yes X No

If yes, describe proposed changes:

10. **Is off-street parking provided for your employees?** ☒ Yes ☐ No  
If yes, how many spaces, and where are they located?

RE: DSUP #2015-0019

11. **Is off-street parking provided for your customers?** ☒ Yes ☐ No  
If yes, how many spaces, and where are they located?

RE: DSUP #2015-0019

12. **Is there a proposed increase in the number of seats or patrons served?** ☒ Yes ☐ No  
If yes, describe the current number of seats or patrons served and the proposed number of seats and patrons served. For restaurants, list the number of seats by type (i.e. bar stools, seats at tables, etc.)

Current:

RE: DSUP #2015-0019

Proposed:

43 max pupils / class in Studio 1

39 max pupils / class in Studio 2

13. **Are physical changes to the structure or interior space requested?** ☒ Yes ☐ No  
If yes, attach drawings showing existing and proposed layouts. In both cases, include the floor area devoted to uses, i.e. storage area, customer service area, and/or office spaces.

14. **Is there a proposed increase in the building area devoted to the business?** ☐ Yes ☒ No  
If yes, describe the existing amount of building area and the proposed amount of building area.

Current:

Proposed:

15. **The applicant is the** (check one) ☐ Property owner ☒ Lessee

☐ other, please describe: \_\_\_\_\_

16. **The applicant is the** (check one) \_\_\_\_\_ Current business owner \_\_\_\_\_ Prospective business owner  
☒ other, please describe: Representative of the Business (CorePower Yoga, LLC)

Special Use Permit # \_\_\_\_\_

17. Each application shall contain a clear and concise statement identifying the applicant, including the name and address of each person owning an interest in the applicant and the extent of such ownership interest. If the applicant, or one of such persons holding an ownership interest in the applicant is a corporation, each person owning an interest in excess of ten percent (3%) in the corporation and the extent of interest shall be identified by name and address.

For the purpose of this section, the term "ownership interest" shall include any legal or equitable interest held in the subject real estate at the time of the application. If a nonprofit corporation, the name of the registered agent must be provided.

**Please provide ownership information here:**

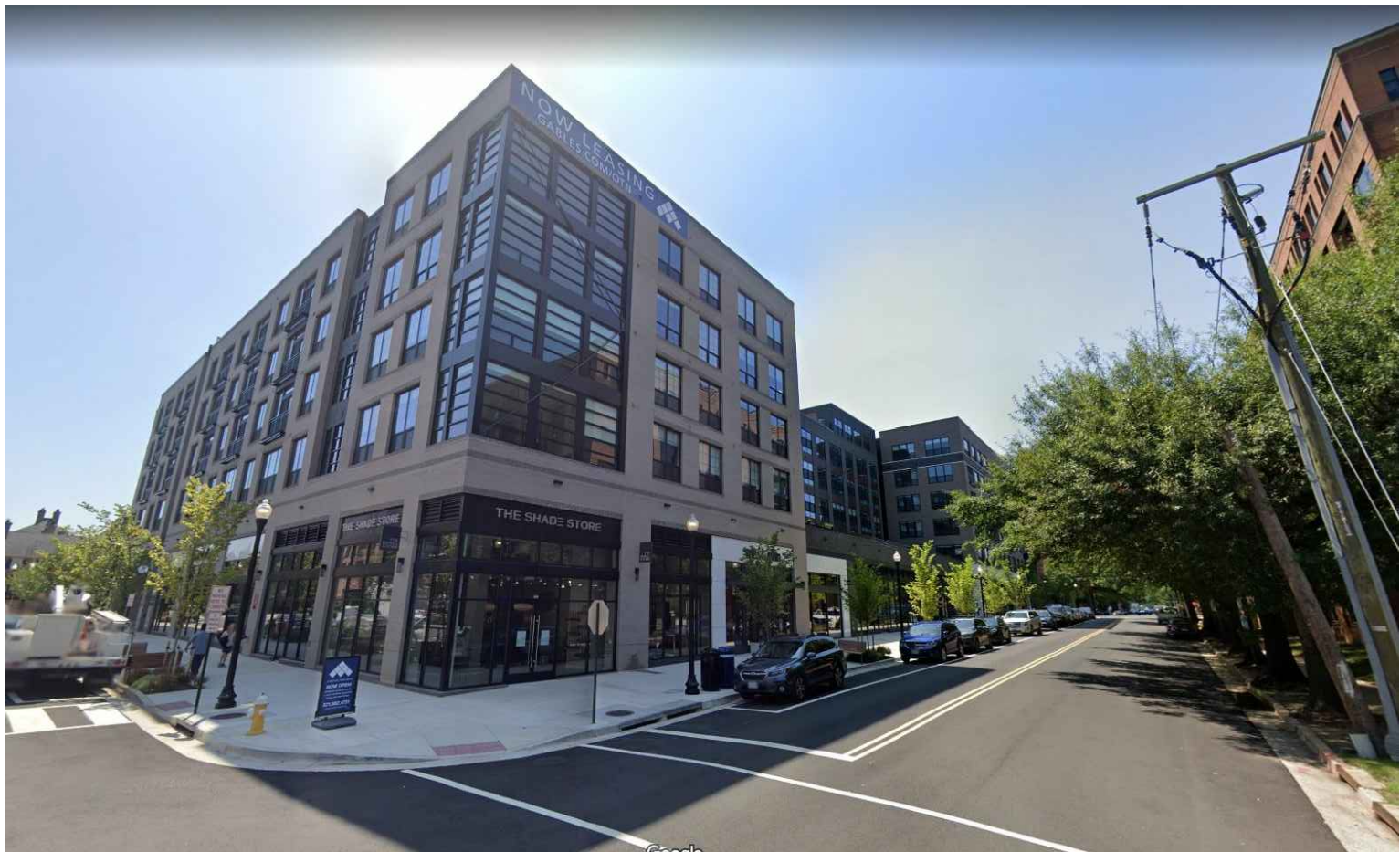
COREPOWER YOGA, LLC IS OWNED 100% BY COREPOWER  
MIDCO, LLC. THERE ARE NO INDIVIDUALS  
INVOLVED IN OWNERSHIP OF COREPOWER YOGA, LLC



SITE PLAN PHOTOS



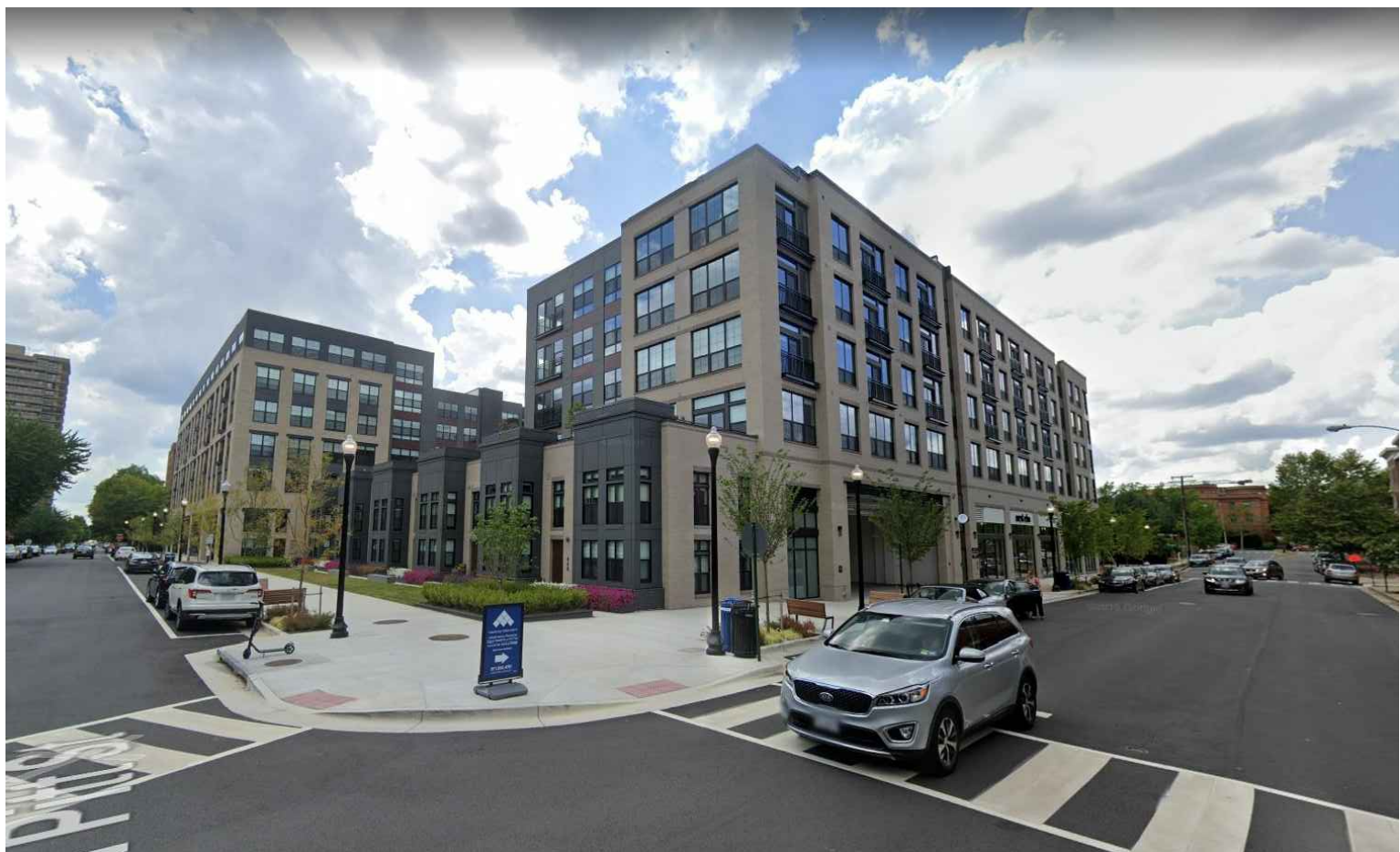
CURRENT CONDITION  
PHOTO 1



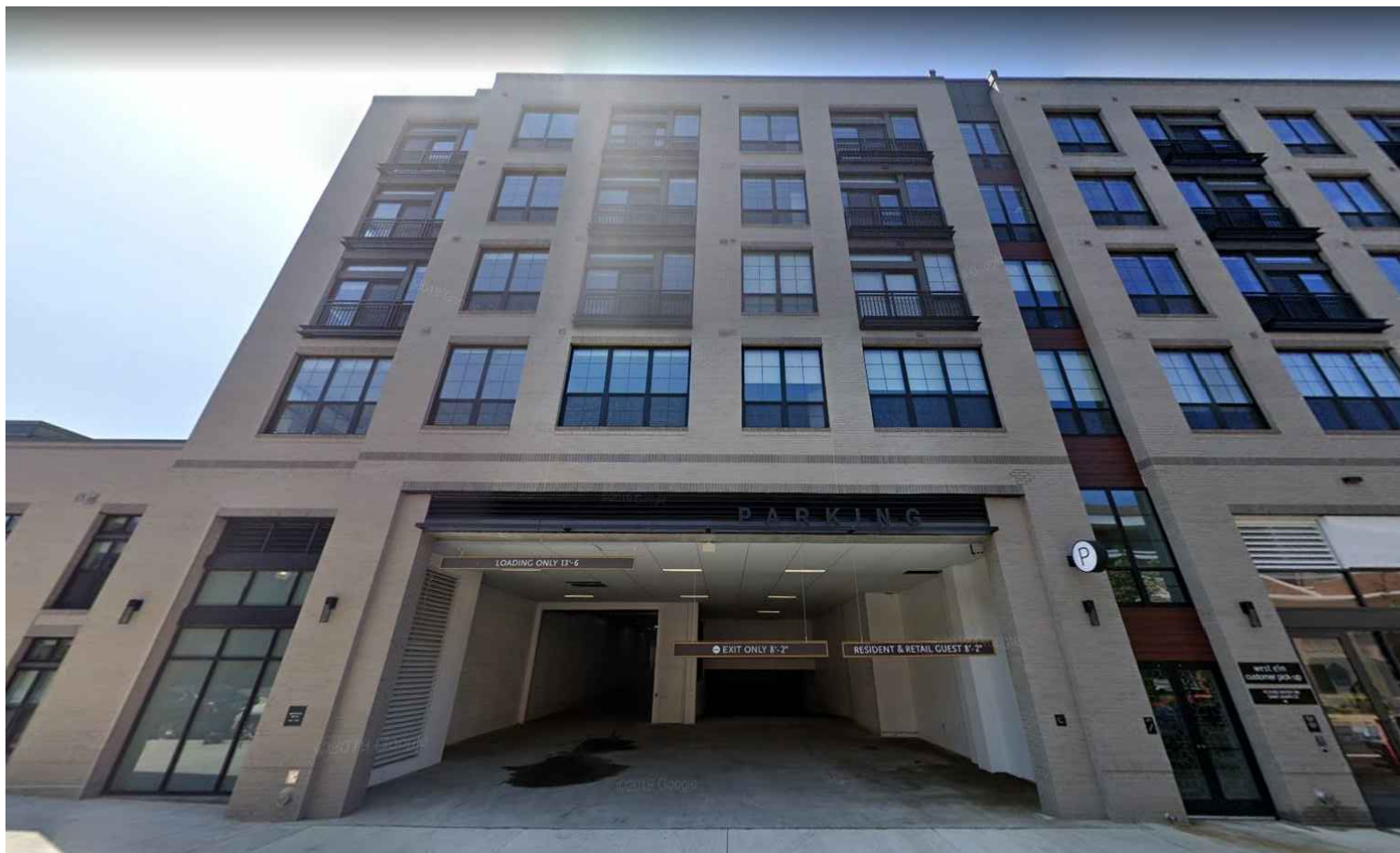
CURRENT CONDITION  
PHOTO 2



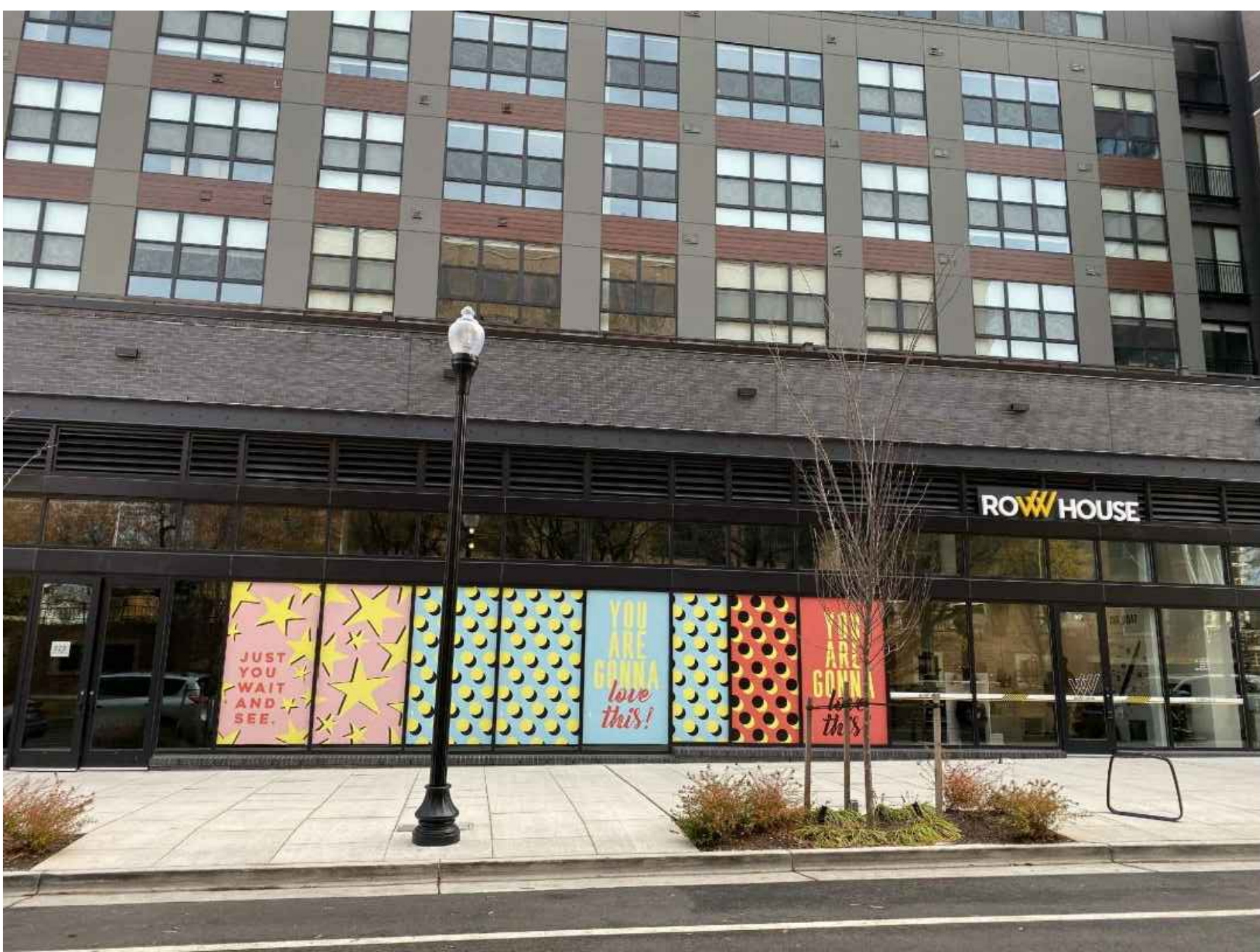
CURRENT CONDITION  
PHOTO 3



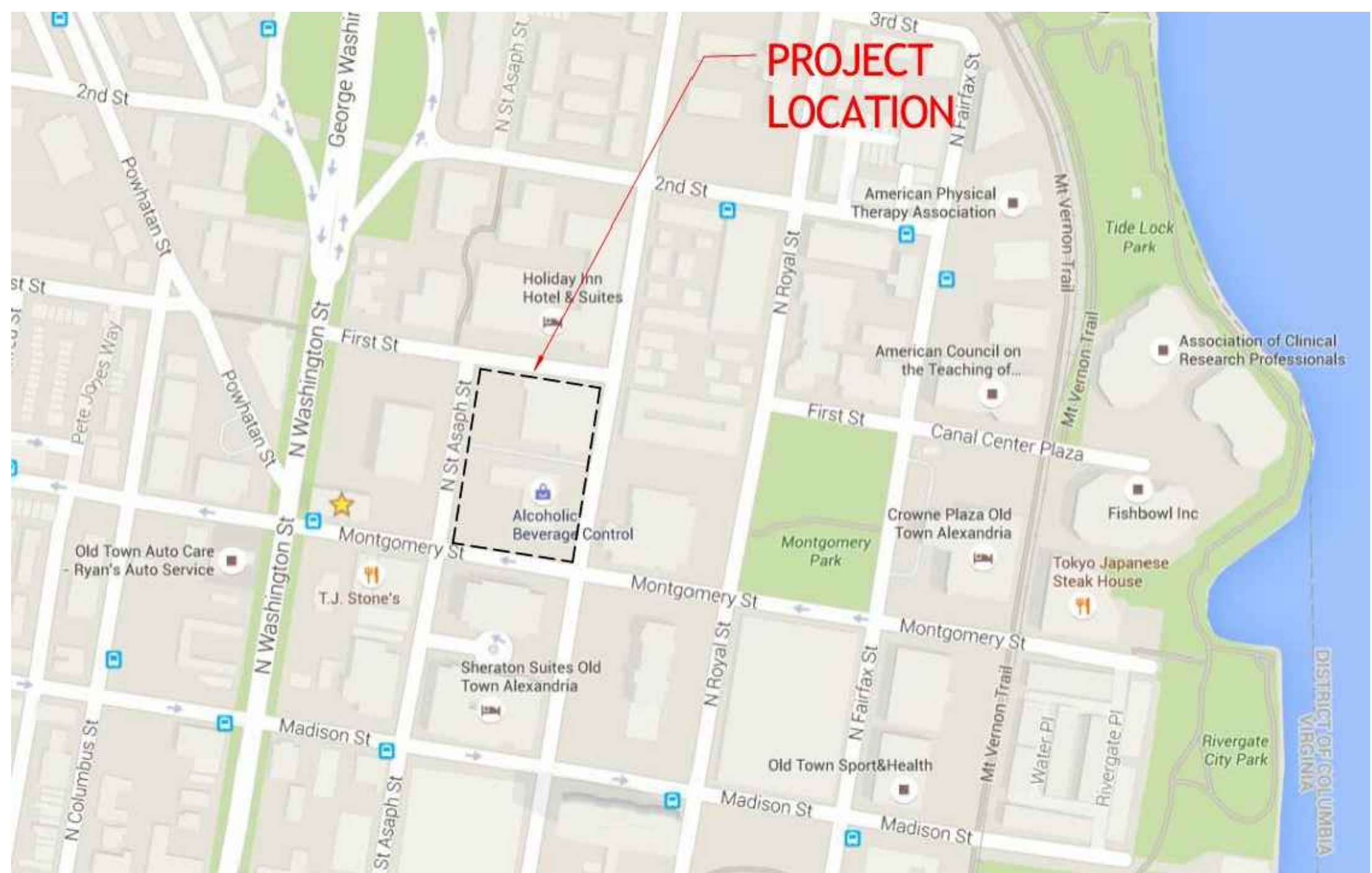
CURRENT CONDITION  
PHOTO 4



CURRENT CONDITION  
PHOTO 5



CURRENT CONDITION  
PHOTO 6



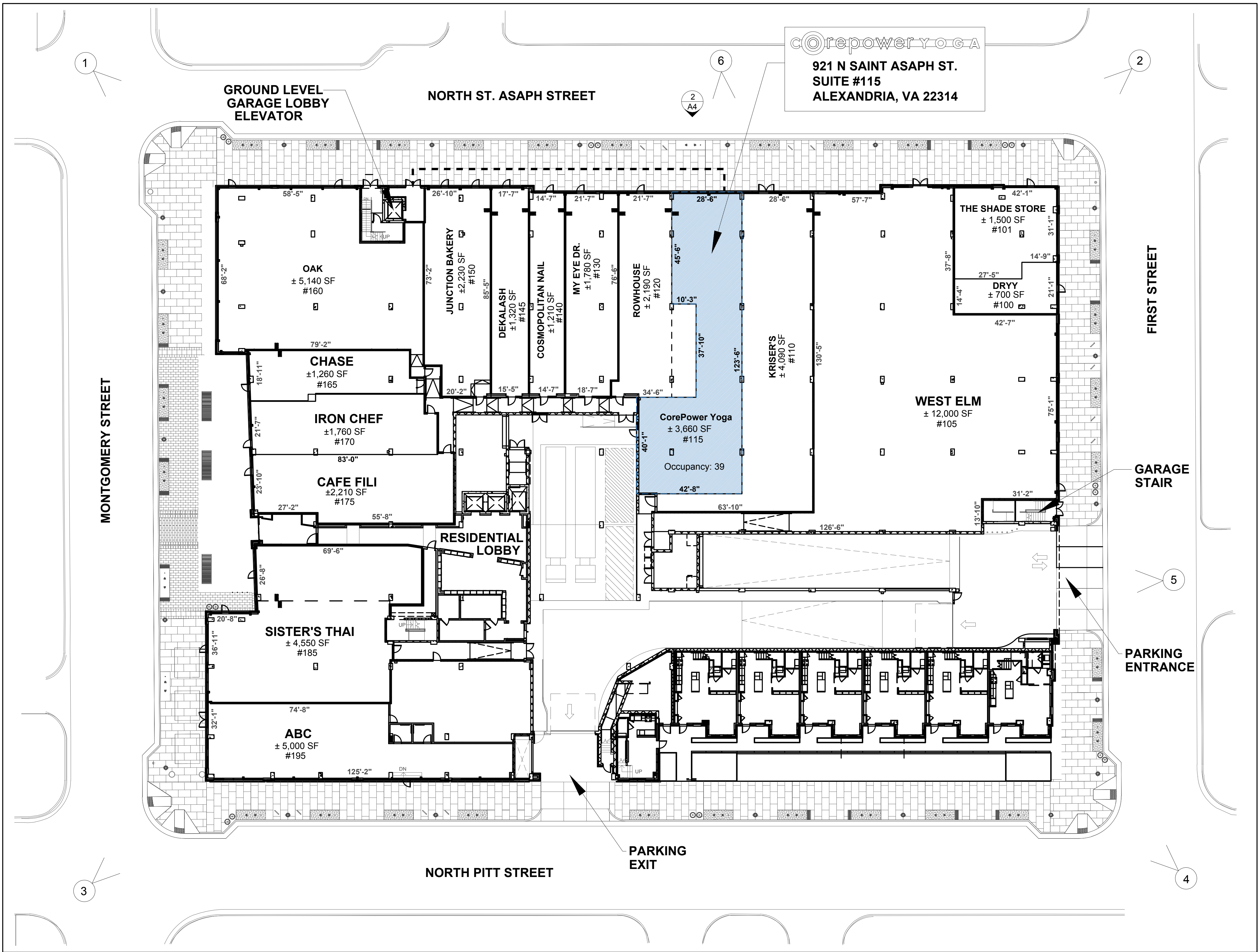
LOCATION MAP

SHEET INDEX

A1	SITE PLAN	•
A2	GARAGE LEVEL 1 PLAN & SECTION	•
A3	GARAGE LEVEL 2 PLAN & SECTION	•
A4	PROPOSED FLOOR PLAN & ELEVATION	•

PLAN LEGEND

- ⊗ PHOTO REFERENCE
- 2/44 ELEVATION KEY



1 LEVEL 1 - SITE PLAN  
A1 SCALE: NTS



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CONSULTANTS (ENGINEER):

ARCHITECTURAL SEAL:

CONTRACTOR'S NOTES:  
WRITTEN DIMENSIONS HOLD PREFERENCE OVER SCALED DIMENSIONS. DO NOT SCALE THE DRAWINGS. THE CONTRACTORS MUST VISIT JOB SITE TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS BEFORE SUBMITTING BIDS. REPORT ANY DISCREPANCIES OF ANY CONDITIONS WHICH MAY INTERFERE WITH THE PROPER EXECUTION OF THE CONTRACT TO THE TENANT'S REPRESENTATIVE. REPORT DISCREPANCIES DURING BIDDING PROCESS AND BEFORE START OF CONSTRUCTION. CHANGE ORDERS NEED TO BE APPROVED BY TUM CONSTRUCTION MANAGER FOR ISSUES ARISING FROM THE FIELD CONDITIONS OR CONFLICTS BETWEEN THE PLANS AND THE EXISTING CONDITIONS PRIOR TO THE COMMENCEMENT OF WORK.

DATE	ISSUE
03/06/20	SPECIAL USE PERMIT SET

DATE	REVISION
------	----------

corepower  
YOGA

LOCATION:  
921 N SAINT ASAPH ST.  
SUITE 115  
ALEXANDRIA, VA 22314

PROJECT INFORMATION:  
DATE: 03/04/20  
PROJECT NUMBER: 4941-19  
DRAWN BY: KC REVIEWED BY: CS

TITLE:  
SITE PLAN

SHEET NUMBER:



ACCESSIBLE  
PARKING

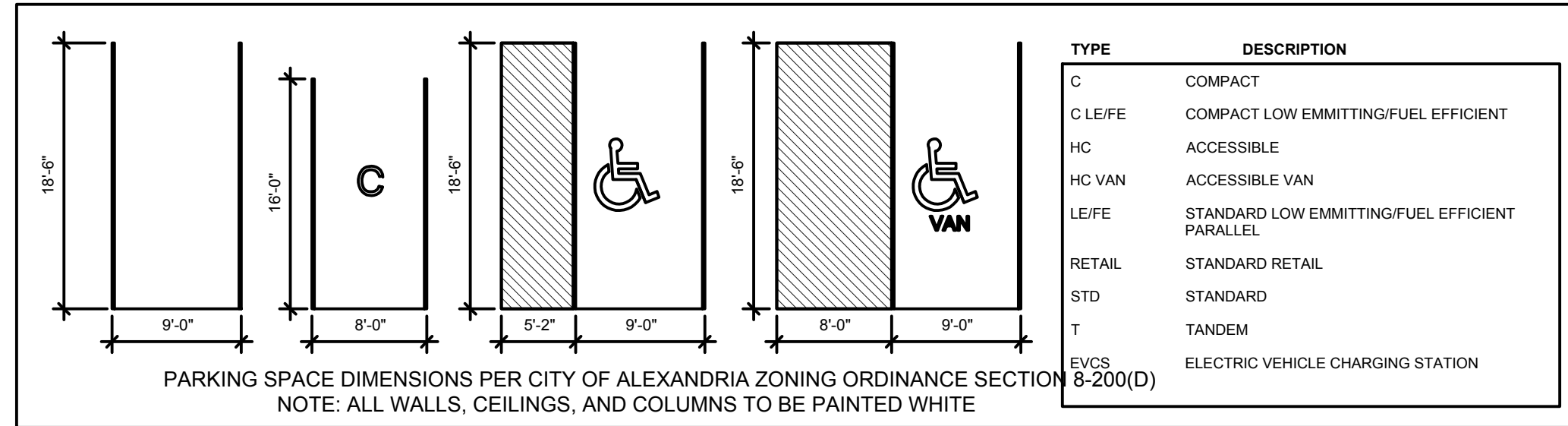
GARAGE LEVEL 1  
ELEVATOR LOBBY

COREPOWER YOGA  
LOCATION ABOVE

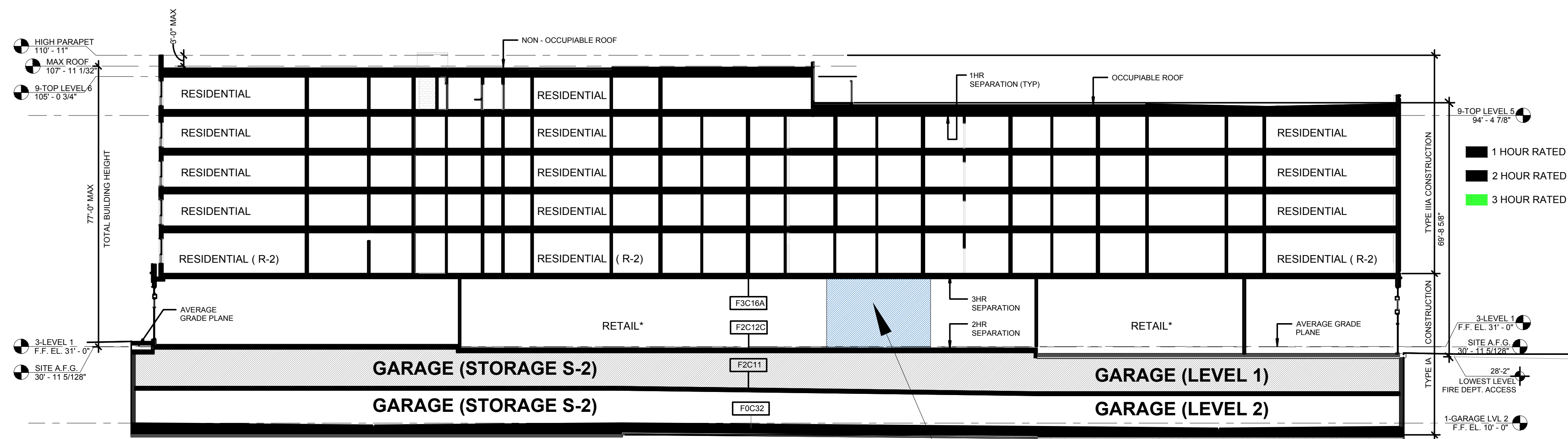


PARKING TABULATION @ GARAGE LVL 1	
TYPE	COUNT
COMPACT	83
COMPACT LEFE	3
HC	8
HC VAN	2
PARALLEL	152
STANDARD	9
STANDARD LEFE	0
TOTAL	239

PARKING LEGEND



1 GARAGE LEVEL 1 PLAN  
A2 SCALE: NTS



corepower YOGA  
921 N SAINT ASAPH ST.  
SUITE #115  
ALEXANDRIA, VA 22314

2 GARAGE LEVEL 1 SECTION  
A2 SCALE: NTS



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DATE	ISSUE
03/06/20	SPECIAL USE PERMIT SET

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corepower  
YOGA

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921 N SAINT ASAPH ST.  
SUITE 115  
ALEXANDRIA, VA 22314

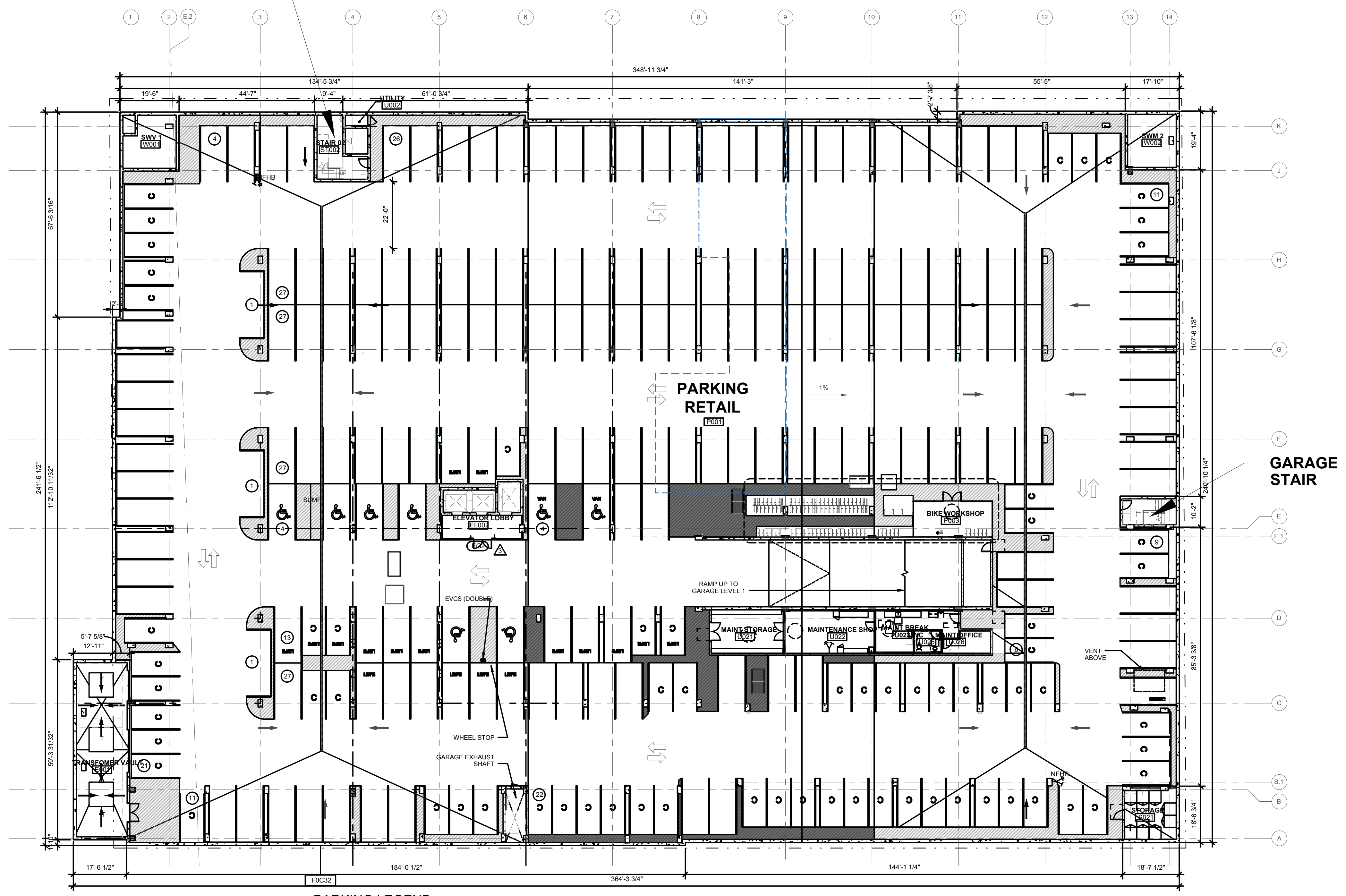
PROJECT INFORMATION:  
DATE: 03/04/20  
PROJECT NUMBER: 4941-19  
DRAWN BY: KC  
REVIEWED BY: CS

TITLE:  
GARAGE LEVEL 1  
PLAN & SECTION  
SHEET NUMBER:

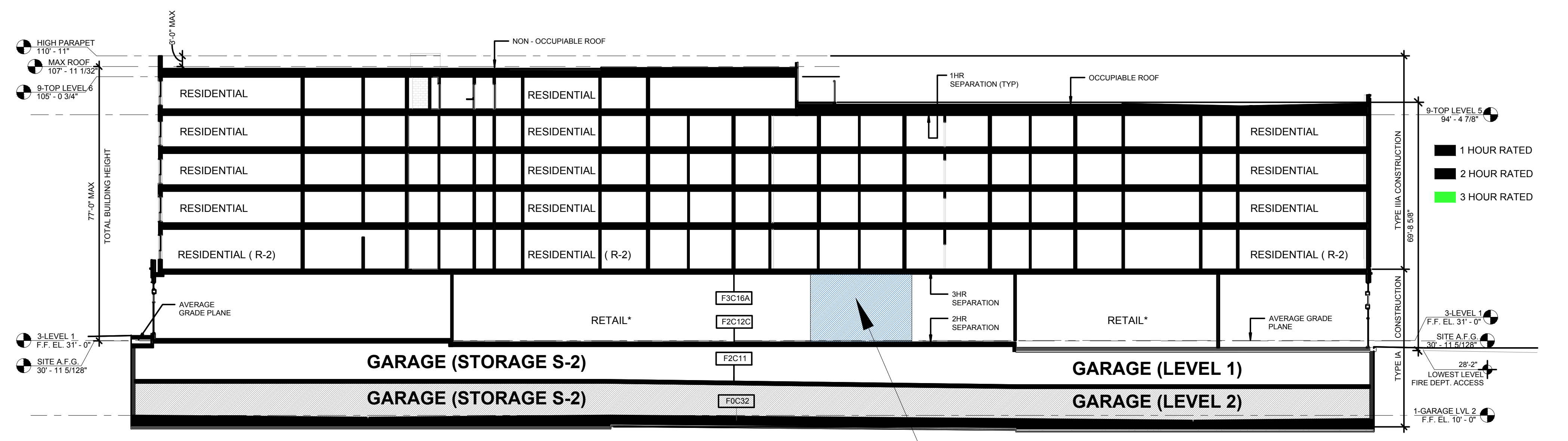
A2



GARAGE LEVEL 2  
ELEVATOR LOBBY



1 GARAGE LEVEL 2 PLAN  
A2 SCALE: NTS



2 GARAGE LEVEL 2 SECTION  
A2 SCALE: NTS



